

201600001515
TED E WYNDHAM
PO BOX 148
GREENWOOD SC 29648

201600001515
Filed for Record in
GREENWOOD COUNTY SC
ANGELA WOODHURST, COUNTY CLERK
03-02-2016 At 03:35 pm.
DEED 10.00
STATE TAX 78.00
COUNTY TAX 33.00
Book 1510 Page 2 - 6

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that **CAROLE ELROD AND RHONDA MORRISON POWELL**, hereinafter referred to as Grantors, for and in consideration of **Ten and No/100 (\$10.00) Dollars and other consideration**, paid to Grantors by **JOHN B. WHATLEY**, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Grantee, his successors and assigns, the following described property, to-wit:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Ninety Six, in the County of Greenwood, South Carolina, and being more particularly described as Lot No. 230, as shown on plat entitled “Subdivision for Greenwood Mills, Ninety Six Plant, Greenwood, S.C.”, made by J. Hearst Coleman Company, Greenwood, S.C., August 30, 1962 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 11 at Page 122 et. seq. According to said plat the within described lot is also known as 215 Park Street and fronts thereon 80.50 feet.

DERIVATION: This is the identical property conveyed to Carole Elrod and Rhonda Morrison Powell by Deed of Distribution of the Estate of Geraldine S. Harley dated March 23, 2011 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 1253 at Page 22.

TMS# 6895-235-173

GRANTEES' ADDRESS: 703 Dogwood Cayce SC 29033

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the grantee, his Heirs, Successors and Assigns forever.

And, the grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS the grantor's hand and seal this 26 day of February, 2013.

Signed, sealed and delivered

in the presence of:

Jul B Wyndke Carole H. Elrod
May T. Lohman Rhonda Morrison Porell

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD) **PROBATE**

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantors sign, seal and as the grantors' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Jud BW Graham

SWORN to before me this 26)
day of February 2016)
)
Mary T. Lorland (LS))
Notary Public for South Carolina)
My Commission Expires: 5-30-17)

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INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership, and;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 79(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.